

Stage 2 Concept report
CAT A+, Fifth floor

Studio 10, Manchester

Pugh Davies Property
2023.09.01 - First Issue
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Prepared by 74



Building works overview

Existing plan

After reviewing the 5th floor of Studio 10 we have identified the following works that are required:

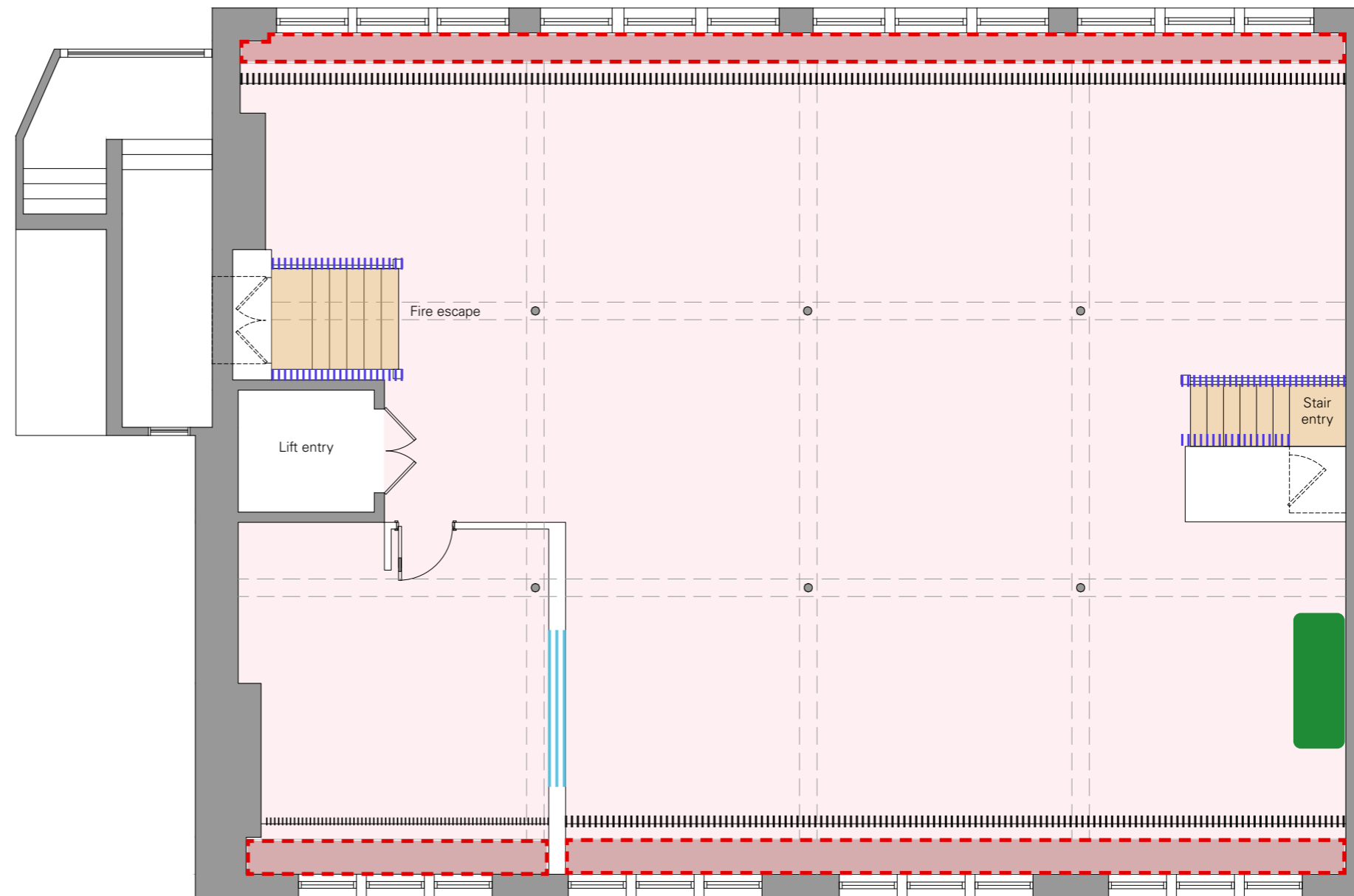
-  Existing floor boards to be repaired where required and made good for receipt for new overlaid flooring.
-  Existing carpet and nosing to be removed, staircase to be made good for receipt of new floor finish and nosing.
-  Existing low level plinths to be removed, area to be made good for receipt of new plinths.
-  Existing work benches to be removed. Any damage to the floor and walls following the removal of the benches to be made good..
-  Existing balustrades and handrails to be removed. Area to be made good for receipt of new balustrades and handrails.
-  Existing kitchen units and sink to be removed. Area to be made good for receipt of new kitchen.
-  Remove section of existing partition and make good for receipt of new glazed screen.

General works:

- Remove perimeter heating pipes. M&E subcontractor to determine exact pipes to be removed. Make good any damage to floors and walls once removed.
- Remove all existing ceiling mounted MEP equipment and lighting that is no longer in use, or that is being replaced with new. M&E subcontractor to determine exact equipment to be removed. Ceiling to be made good for receipt of new M&E services and lighting..
- Prepare all walls, ceilings, columns and beams for new finish.

Note:

- Any work required to existing windows is not included within this scope.
- Client to confirm if any removed items are to be retained or discarded.

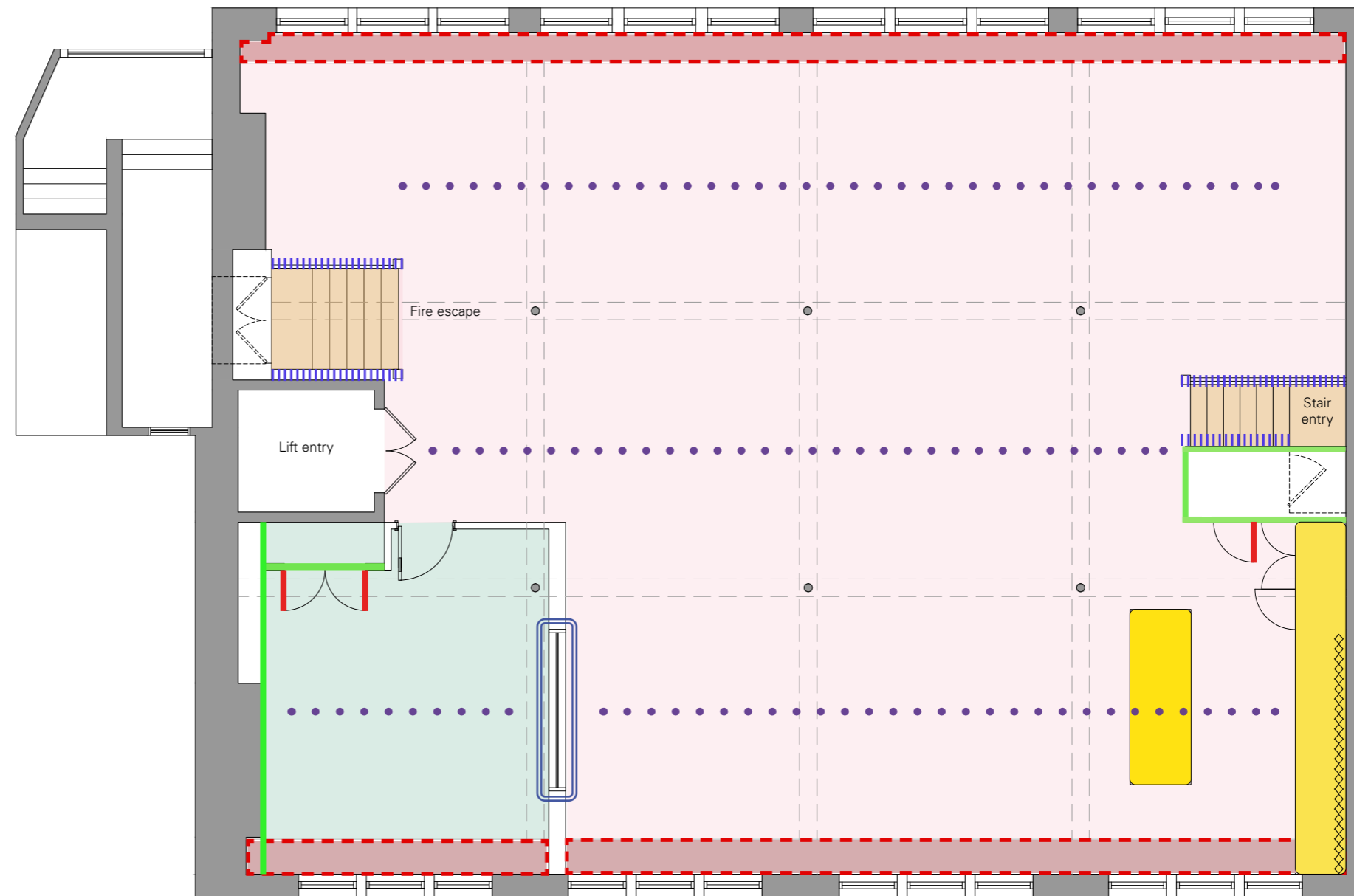


Building works overview

Proposed CAT A+ plan

Proposed enhancement work to be carried out:

- Extent of new LVT flooring to be installed with backing board to protect existing floorboards.
Manufacturer: Tarkett, Range: iD Inspiration Classics
Colour: Contemporary Oak Grege
Size: 120 x 1200mm, Fixing method: Glue down
- Extent of new carpet tile flooring to be installed with backing board to protect existing floorboards.
Manufacturer: Interface, Range: Composure
Colour: Soothe, Size: 500 x 500mm
- New LVT flooring and stair nosing.
LVT: Finish to match flooring to main area
Nosing: by Gradus or similar approved.
- New MDF plinths with painted and lacquered finish measured to match existing dimensions.
- New timber balustrade and handrails. To be stained to match Egger laminate and have lacquered finish. Timber to be FR treated.
- New partitions added to create storage space and new media wall within the meeting room and high level storage adjacent to the new kitchen.
- New painted storage cupboard doors required. Allow for lockable doors and internal shelving.
- New timber frame glazed screen to be installed.
Manufacturer: Rarii Planet Glazing (or similar approved)
Product: Dovetail, Acoustic rating: TBC with client
- New kitchen and island to be installed utilising existing drainage, configuration to be agreed.
Manufacturer: Howdens
Range: Greenwich Handleless
Finish: Matt, Colour: Sandstone
Handleless profiles: Brushed aluminium
Worktop: Grey Oak (WHT3460) square edge laminate with matching splashback.
Sink & tap to have stainless steel finish.
- One open wall shelf to kitchen painted and lacquered finish. To have minimal wall fixed brackets.
- New suspended track lighting system to be installed. Subcontractor to confirm quantity required and propose specification for 74 approval. Refer to look & feel for design intent.



Paint finish specifications:

- Allow for Dulux Trade Scuffshield paint to walls. Meeting room walls to have feature colour.
- Allow for Dulux Trade Diamond Eggshell to window frames, doors, kitchen shelf and new plinths.
- Allow for Dulux Trade Flat Matt to ceilings.
- Allow for intumescent paint to columns and beams, subcontractor to propose suitable product.
- Allow for ceiling mounted services to be spray finished where applicable, subcontractor to propose suitable product.

M&E works:

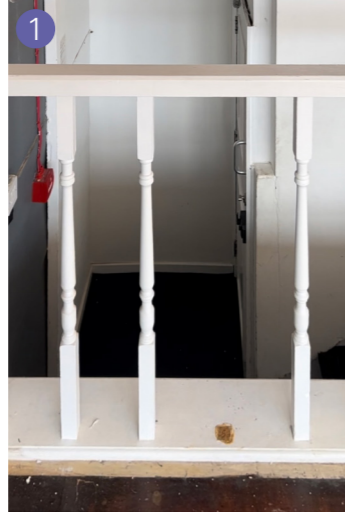
- Electrical layout for small power, data, floor boxes and lighting has to be confirmed with sub-contractor. Lighting to be coordinated with M&E subcontractor. Allowances to be made for introduction of floor boxes to the main office space.

Note: Initial proposal subject to full consultant review.

Existing site analysis

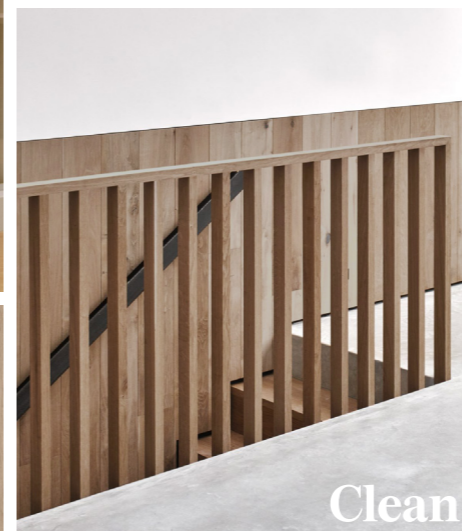
Existing site observations:

- ① Balustrades and existing handrails are damaged and worn.
- ② Entrance surround looks tired with dead, underutilised space above.
- ③ Existing ceiling beams will be retained with new M&E equipment to be installed to ceiling.
- ④ Retained existing structural columns add character to the space.
- ⑤ Kitchen area is too small and outdated.
- ⑥ Low level damaged plinths and wall mounted metal heating pipes which are no longer in use.
- ⑦ Exposed original floorboards are a great feature but they are not practical.
- ⑧ Wooden work benches encroach on the perimeter space.



CAT A+ look & feel

- Clean and neutral base palette creates an inviting and versatile workplace
- Painted existing brickwork adds character and texture to the refined palette
- Introduction of glazing to the meeting room provides better connection to main office space, voile curtain will allow for flexible visibility
- Painted existing columns add a pop of colour, tailored to the new tenants branding. Client to confirm if this is included in CAT A+ or CAT B scope.
- Timber LVT flooring provides a warm, durable finish while elevating the quality and longevity of the space
- Contemporary styled kitchen with open shelving to act as a bar for social gatherings
- Carpet tile to meeting room injects pattern while continuing neutral tones from the main palette
- White finish to general lighting and M&E equipment will blend in with painted ceiling
- Upgraded linear design balustrades reflect the language of the space



CAT B proposed plan: option 1

Following discussions with Mara Talent we have identified how they operate as a business and how they intend to use the space.

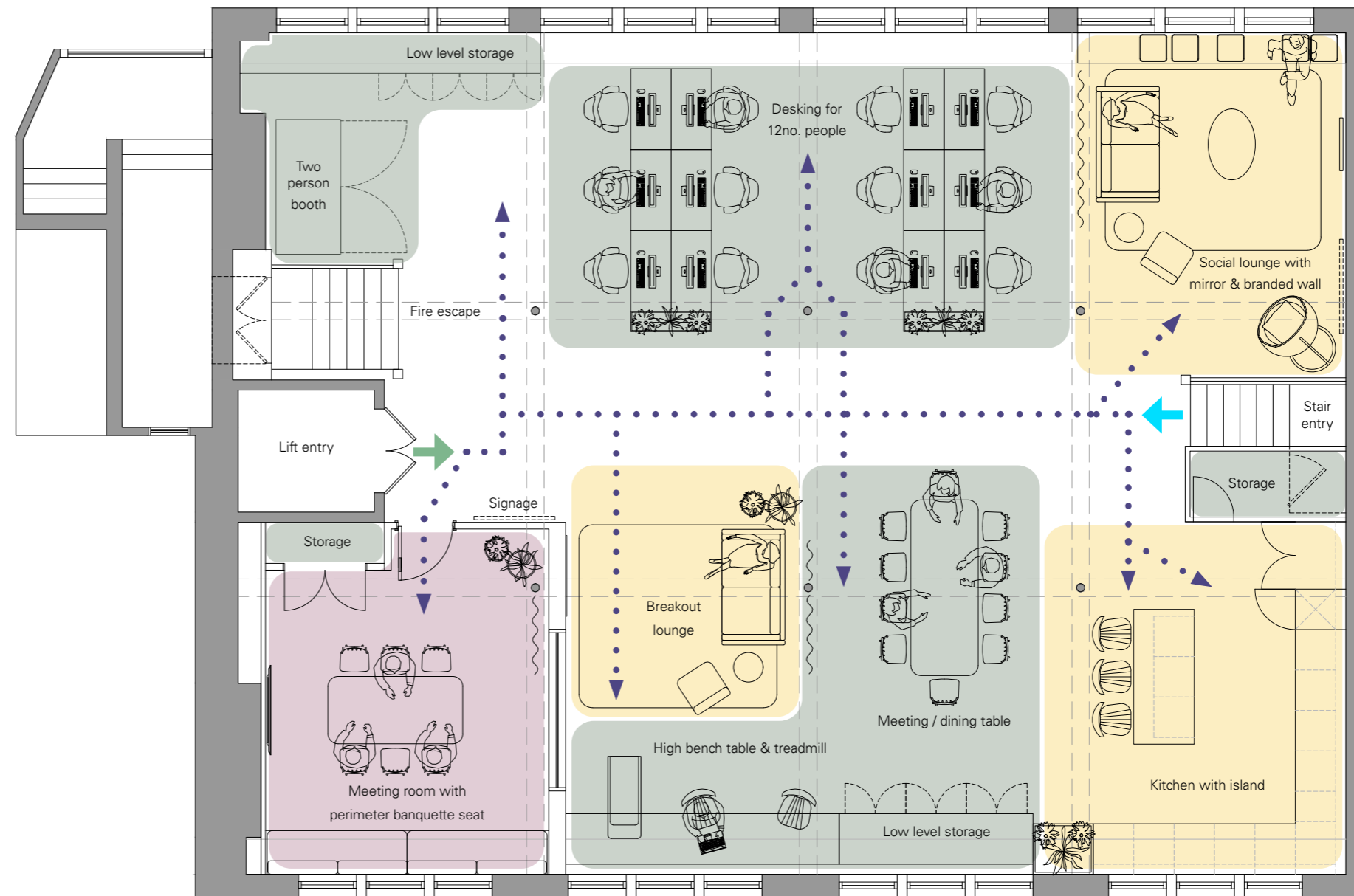
Offering dedicated desk space with supporting breakout workspace is important along with more social lounge areas.

Pros

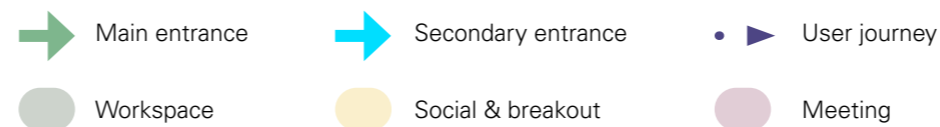
- Adjacent banks of desking gathered in two clusters of six provides a more intimate workspace. A high workbench and large table offer flexibility for varying working styles and space for staff to gather for lunch.
- Generous lounge areas and a spacious kitchen complete with island for social and breakout opportunities.
- Spacious meeting room with new glazing to connect the room to the rest of the office floor. Complete with AV connectivity, concealed storage and a window banquette seat for larger group meetings.
- 'L' shaped kitchen offers a lot of storage and counter top space.

Cons

- 'L' shaped kitchen with island may need to be reviewed alongside budget constraints. Client to confirm kitchen layout to be included in CAT A+ works.
- Compact layout of desks could make the office feel sparse and unused if staff are mostly sat at their desks all day.



Plan key:



CAT B proposed plan: option 2

Pros

- Two horseshoe desk arrangements maintain the preferred desk layout where all staff can see each other and communicate easily.
- Generous side workbench for breakout workspace and a dedicated high desk with walking treadmill underneath maintain options of working styles.
- Workspace and social space is mirrored either side of a central walk way creating a well balanced floor plan.
- The straight run of kitchen and large island offer generous storage and a gathering space for staff while being a more cost effective focal point of the entire space. Client to confirm kitchen layout to be included in CAT A+ works.

Cons

- The central desking arrangement will implement a floor box power and data strategy as opposed to periphery trunking. M&E sub-contractor to advise if this is feasible.
- Less breakout and social lounge space is available compared to option 1.

